

## **ZONING BOARD MEETING AGENDA**

**THURSDAY, SEPTEMBER 11, 2014 AT 8:00 P.M.,**

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE  
HARRISON, N.Y.**

- CAL. Z14-016 LORENZO SANTOLI** – 11 Clark Place, Block 795, Lot 7 – This property is located in an R-75 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison zoning Ordinance the maximum allowable percentage of lot coverage is 20%. The house is currently legally existing non-conforming with regards to its lot coverage of 22.94%. The plans submitted for a roof over an existing front entry and an existing rear concrete porch indicates the lot coverage to be 26.77% increasing the current lot coverage by 3.83% thus requiring a variance. – **Heard at the July meeting – Adjourned to the September meeting.**
- CAL. Z14-017 THOMAS & MICHELE FORISTEL** – 15 Bentay Drive, Block 281, Lot 19 – This property is located in an R-75 Zoning District, the property is existing non-conforming with regard to its lot size of 6,070 square feet, lot coverage of 22.1% and building setbacks. Pursuant to §235-9(B) of the Table of dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the maximum allowable lot coverage in an R-75 Zone is 20%. The proposed addition will increase the lot coverage to 26.1% thus requiring a variance of 6.1%. – **Heard at the July meeting – Adjourned to the September meeting.**
- CAL. Z14-021 MEMORIAL HOSPITAL FOR CANCER & ALLIED DISEASES** – 500 Westchester Avenue, Block 631, Lot 7 – **Heard at the August meeting – Closed – Findings being prepared.**
- CAL. Z14-022 JOHN PANAS** – 22 Crawford Road, Block 223, Lot 31 – This property is located in an R-1/3 Zoning District, the house is existing non-conforming with regard to its side yard setback of 10.80 feet and 10.83 feet along the right side of the portion of the lot. Pursuant to §235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the total combined minimum side yard setback on an interior lot is 30 feet. The one story addition reduces the combined side yard setback at the rear portion of the house to 27.95 feet thus requiring a variance of 2.05 feet.
- CAL. Z14-023 ROCCO & LUCIA BRANCA** – 43 Locust Avenue, Block 731, Lot 20 – This property is located in an R-75 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the minimum required rear yard setback is 25 feet. The site plan submitted to legalize the concrete deck indicates a rear yard of 8 feet; therefore a variance of 17 feet is required.
- CAL. Z14-024 HARRISON REAL ESTATE GROUP, LLC** – 241-247 Halstead Avenue, Block 131, Lot 17 – The property is located in a CBD Zoning District and pursuant to §235-12(B) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the maximum allowable height is 45 feet and the maximum allowable stories is 4. Pursuant to §235-25(A) Titled Park and Usable Open space requirements for multiple dwellings: Usable open space shall be provided on the site of multiple dwellings at 200 square feet per dwelling unit. Pursuant to §235-36 Schedule of Off-Street Parking Space Requirements for Residential Use: Multiple dwelling for parcels within the Downtown Revitalization Target Area, the requirements shall be 1.25 per dwelling. Pursuant to §235-7(J) When a district boundary line divides a lot in a single ownership at the effective date of this chapter or any subsequent amendment thereto, except as provided in §235-71, the Board of Appeals may permit an extension into one district of a lawful conforming use existing in the other district, as hereinafter provided in §235-61A. Pursuant to §235-18C(1) Titled Accessory off-street parking in Business districts. Accessory off-street parking areas may be located in required front and rear yards and in required front yards which do not adjoin a residence district, provided that they are setback at

least 10 feet from all property lines and further provided that they do not encroach on required landscape buffer strips. Pursuant to §235-24(F) In PB, NB and CBD Business Districts, that required 10 foot setback for all landscape for off-street parking area shall include a continuous landscape strip, except at access points, not less than 5 feet wide, designed to partially screen such off-street parking areas. This application requires 7 Variances. **1:** The height of the proposed new building is indicated to be 55 feet thus requiring a variance of 10 feet. **2:** The number of stories of the proposed building is indicated to be 5 thus requiring a variance for 1 story. **3:** The provided open space is 1,900 square feet where 3,800 square feet is required; therefore a variance is needed for the remaining required open space of 1,900 square feet. **4:** The proposed provided parking spaces are indicated to be 19 where 24 is required; therefore a variance for 5 spaces is needed. **5:** A variance is needed to have the CBD district continued through the B zone portion of the lot. **6:** The proposed parking area indicates a side yard setback at the South West portion of the parking lot to be 2.5 feet, thus requiring the maximum variance 7.5 feet. The portion of the parking area located at the South East portion of the lot indicates a setback from the side yard property line of 0 feet, thus requiring a maximum variance of 10 feet. The proposed setback at the property line along Fremont Street is 7 feet, thus requiring a variance of 3 feet. **7:** The proposed parking area indicates a buffer strip located at the South West side of the lot is indicated to be 2.5 feet thus, requiring a variance of 2.5 feet. The buffer strip located at the South East side of the lot is indicated to be 0 feet, thus requiring the maximum variance of 5 feet.

**CAL. Z14-025 HOWARD SCHUR** – 24 Cottage Avenue, Block 671, Lot 4 – This property is located in an R-2 Zoning District. The applicant is requesting a one year extension of calendar Z12-029 which was granted on February 14, 2012.